

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 712 Main Street, Houston, TX 77002 (HCAD: 717 Travis)
Historic District / Landmark Gulf Building & Annexes HCAD # 0010810000004 & 0010810000007
Subdivision Downtown LTS 1, 2, 6, 7, 8, 9, 12
Lot TRS 3, 3A, 4, 11, 11A, 13 Block 81

DESIGNATION TYPE

- ☒ Landmark ☐ Contributing
☐ Protected Landmark ☐ Noncontributing
☐ Archaeological Site ☐ Vacant

PROPOSED ACTION

- ☒ Alteration or Addition ☐ Relocation
☐ Restoration ☐ Demolition
☐ New Construction ☐ Excavation

DOCUMENTS

- ☒ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name _____
Company Regency Main, LLC c/o Lionstone Investments
Mailing Address 712 Main Street, Suite 930
Houston, TX 77002
Phone 713-581-7160
Email _____
Signature *Terade*
Date 8/11/2016

APPLICANT (if other than owner)

Name Paul J Wilkinson
Company Ziegler Cooper
Mailing Address 700 Louisiana Street, Suite 350
Houston, TX 77002
Phone 713-374-0057
Email _____
Signature *Paul J Wilkinson*
Date July 29, 2016

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ____ / ____ / ____ Application complete: ____ / ____ / ____

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &
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Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.

www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office

832.393.6556

historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2016 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



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DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

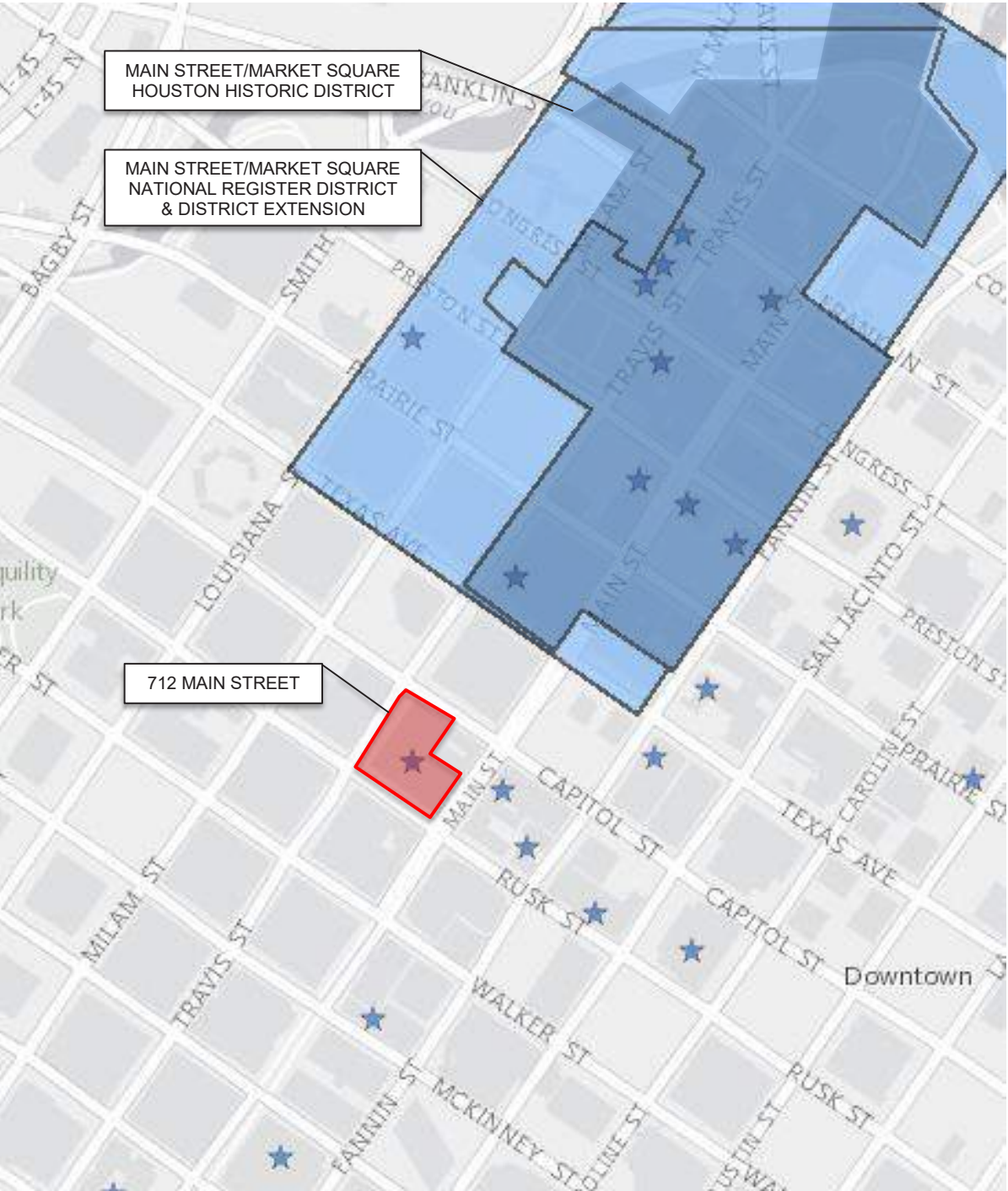
Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

PROPOSED CANOPY REDESIGN

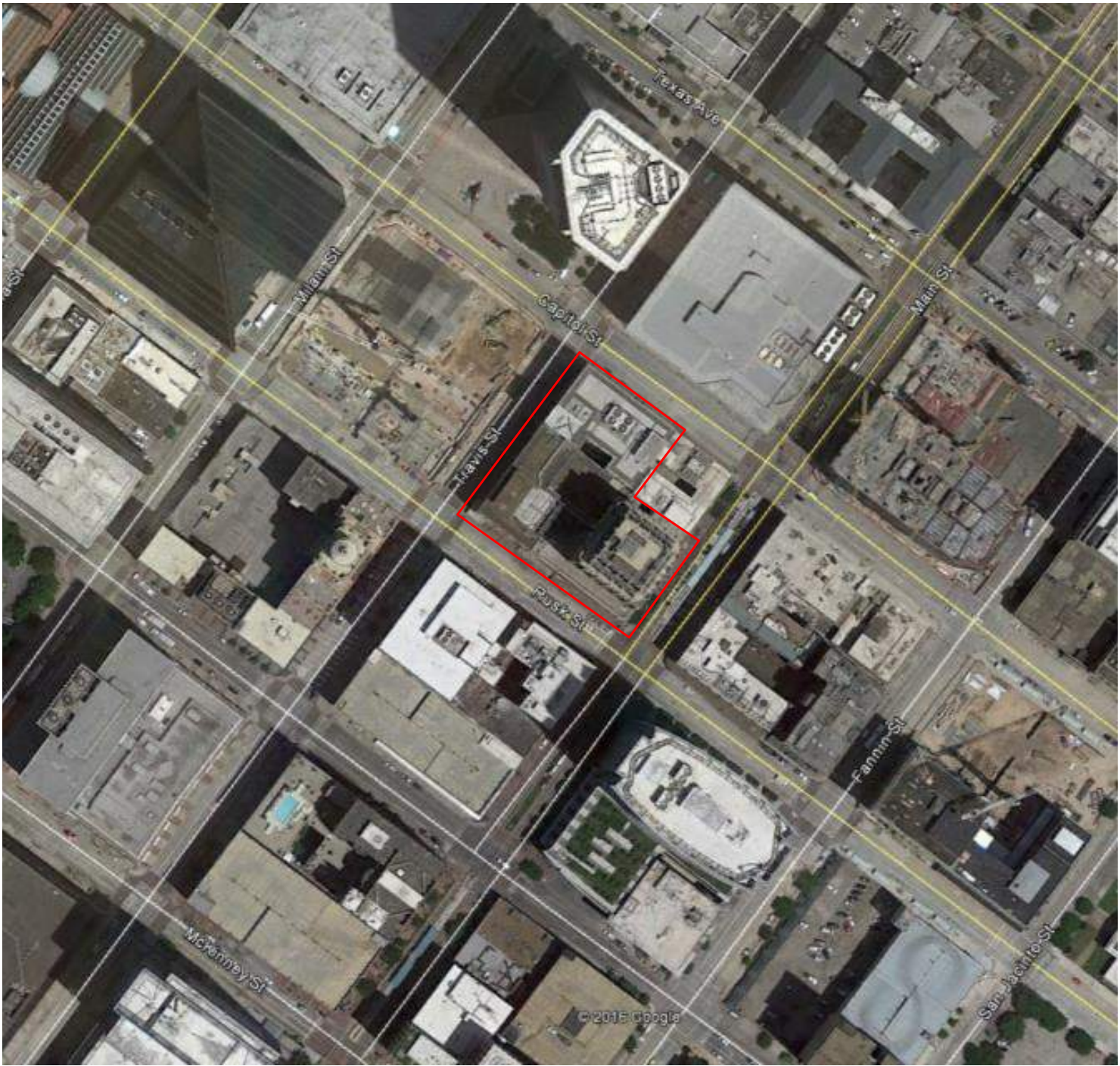
GULF BUILDING, A RECORDED TEXAS HISTORIC LANDMARK, AT 712 MAIN, HOUSTON, HARRIS COUNTY

TRAVIS AT RUSK ENTRANCE

SITE PLAN
PROPOSED CANOPY REDESIGN



712 MAIN, GULF BUILDING. AREA MAP; STARS: NR PROPERTIES



712 MAIN, GULF BUILDING. SITE MAP
COURTESY: GOOGLE EARTH

KEY PLAN
PROPOSED CANOPY REDESIGN



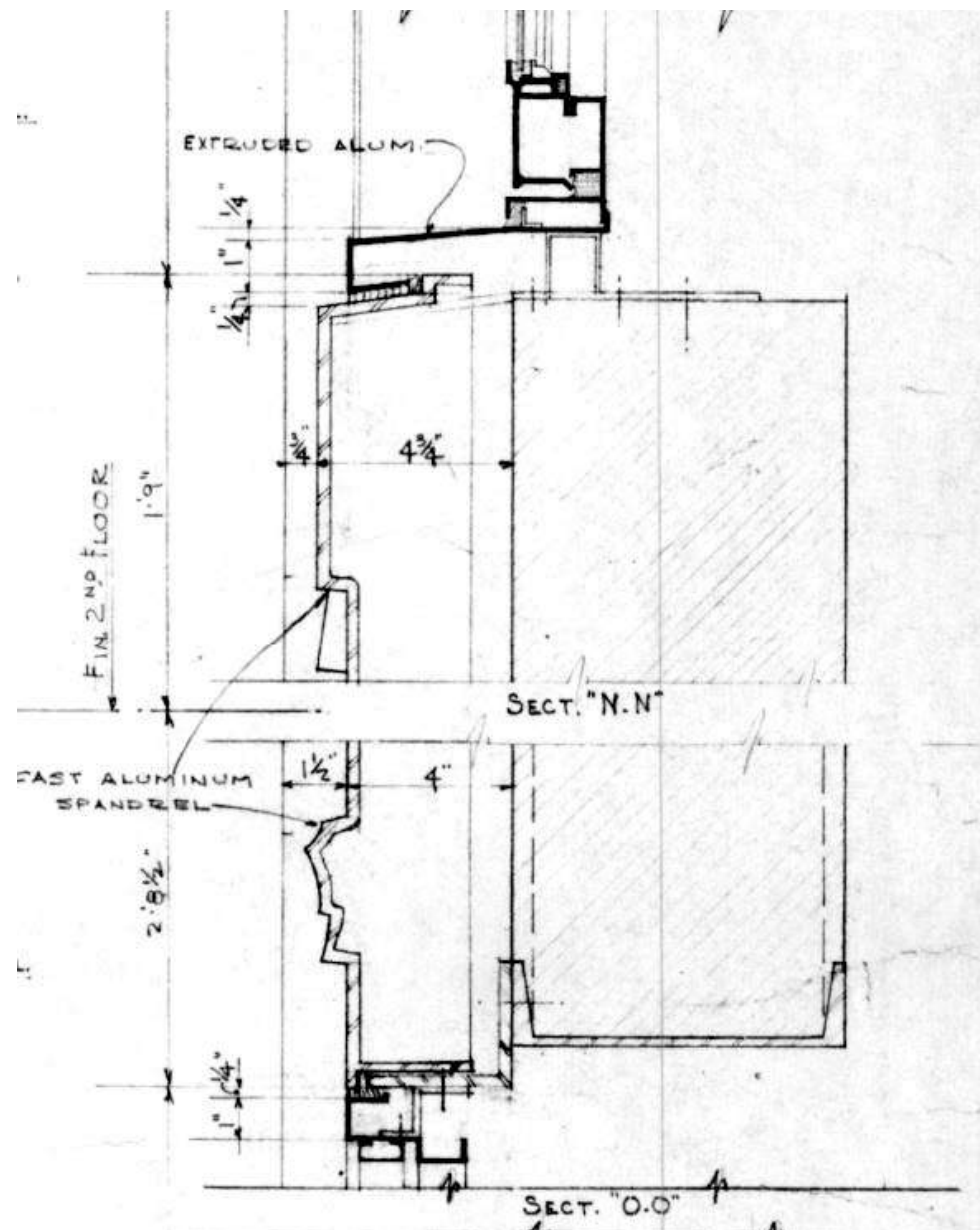


FINN DRAWING OF GULF BUILDING AND ANNEXES
COURTESY: HOUSTON PUBLIC LIBRARY, HMRC

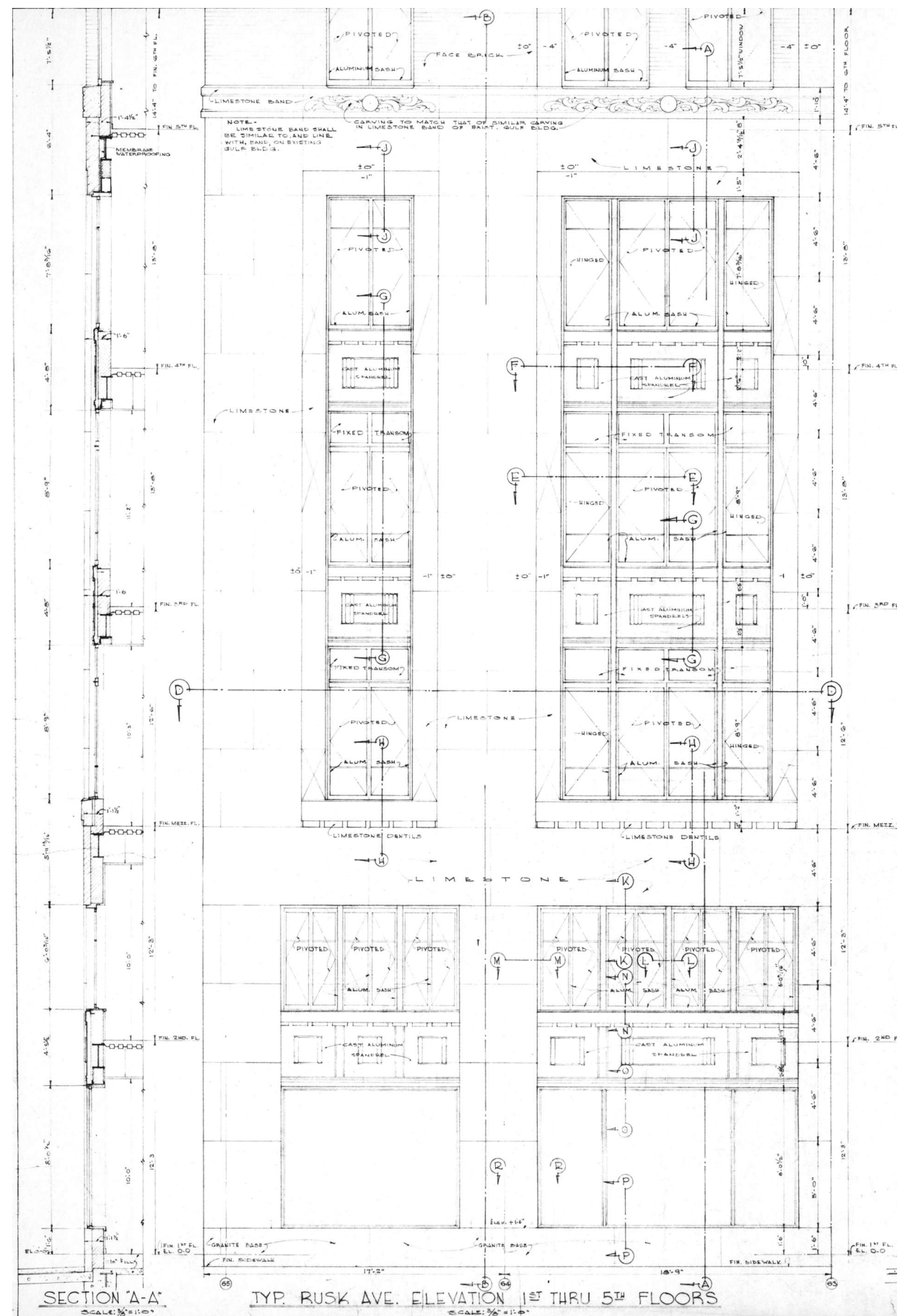
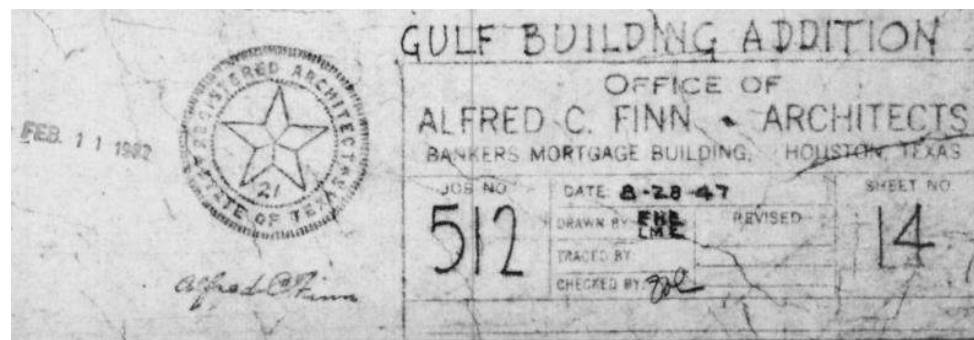


FINN DRAWING OF GULF BUILDING AND ANNEXES
COURTESY: HOUSTON PUBLIC LIBRARY, HMRC

PROPOSED CANOPY REDESIGN



ALUMINUM FRIEZE PANEL DETAIL



RUSK ELEVATION



EXISTING CANOPY STRUCTURE
VIEW FROM SIDEWALK, TRAVIS SIDE.



EXISTING CANOPY STRUCTURE
VIEW FROM RUSK SIDE.



EXISTING LIMESTONE ON BUILDING FACADE



EXISTING FRIEZE ALONG PEREMITER OF BUILDING

PROPOSED DEMOLITION

PROPOSED CANOPY REDESIGN



THE EXISTING CANOPY DESIGN IS OVER SCALED AND HAS A HEAVY PROPORTION THAT BLOCKS NATURAL LIGHT AND VIEW ALONG THE CORNER AND FROM THE ENTRY TO THE JPMC CLIENT CONFERENCE CENTER.

THE SENSE OF LIGHT IS FURTHER DIMINISHED BY THE DARK COLOR OF THE BRONZE METAL USED ON THE FASCIA AND CEILING. THE EXISTING CANOPY DESIGN ALSO “WRAPS” THE CORNER ADDING TO THE HEAVINESS.

WE PROPOSE:

- EXISTING CANOPY TO BE ENTIRELY DEMOLISHED
- PATCH AND REPAIR EXISTING FRIEZE TO LIKE-NEW CONDITION WHERE THERE WAS METAL PANEL INTERSECTIONS
- PATCH AND REPAIR OR REPLACE LIMESTONE WHERE EXISTING STRUCTURAL CONDITIONS ARE LOCATED
- REMOVE EXISTING BRICK PAVERS WITHIN THE EXTERIOR VESTIBULE AND REPLACE WITH NEW FLAMED BLACK GRANITE AND SAINT LAURENT MARBLE MOSIAC

RENDERING 1 - RUSK AND TRAVIS

PROPOSED CANOPY REDESIGN



NEW ANODIZED METAL CANOPY (2)
KAWNEER CHAMPAGNE #18



LED PIN LIGHTS ON UNDERSIDE OF
CANOPY

1/2" THICK STEEL LETTERING WITH AN OIL
RUBBED BRONZE FINISH

FLAMED BLACK GRANITE PAVERS WITH
SAINT LAURENT MARBLE MOSIAC INLAY

TRAVIS

RUSK

RENDERING 2 - TRAVIS SIDE
PROPOSED CANOPY REDESIGN



← TRAVIS

RENDERING 3 - RUSK SIDE
PROPOSED CANOPY REDESIGN

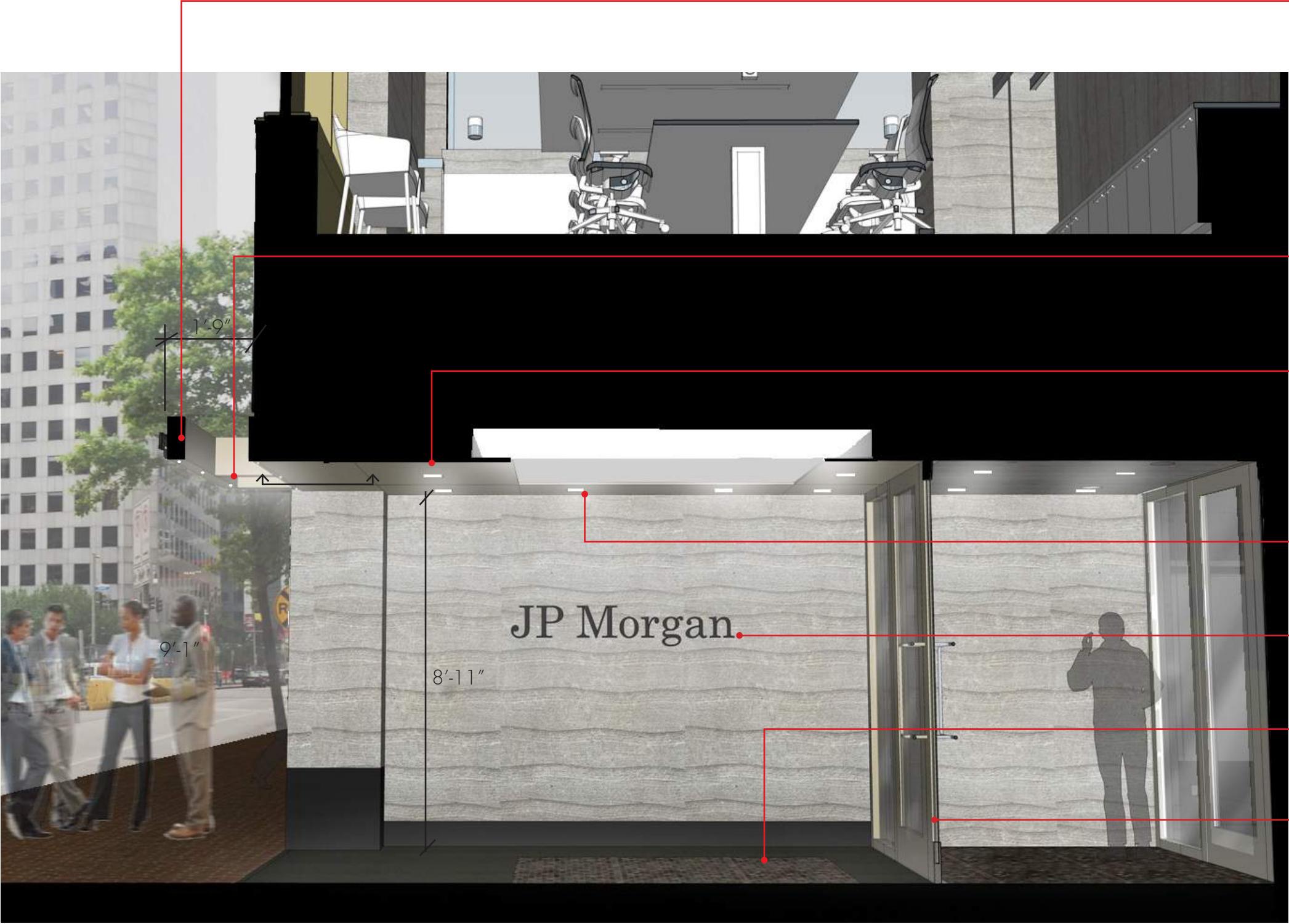


← RUSK

RENDERING 4 - NIGHT VIEW
PROPOSED CANOPY REDESIGN



SECTION
PROPOSED CANOPY REDESIGN



NEW ANODIZED METAL CANOPY (2)
KAWNEER CHAMPAGNE #18



NEW LED PIN LIGHTS ON UNDERSIDE OF
CANOPY TO ILLUMINATE EXTERIOR WALK-
WAY

ANODIZED CHAMPAGNE METAL PANELS
CREATE SOFFIT THAT EXTEND INTO INTERIOR
ENTRY VESTIBULE. A COVE POP-UP IS CREAT-
ED TO MIRROR FLOORING INLAY AND MAXI-
MIZE HEIGHT AND LIGHT IN THE FOYER

NEW SMALL APERTURE RECESSED LIGHTING
THROUGHOUT

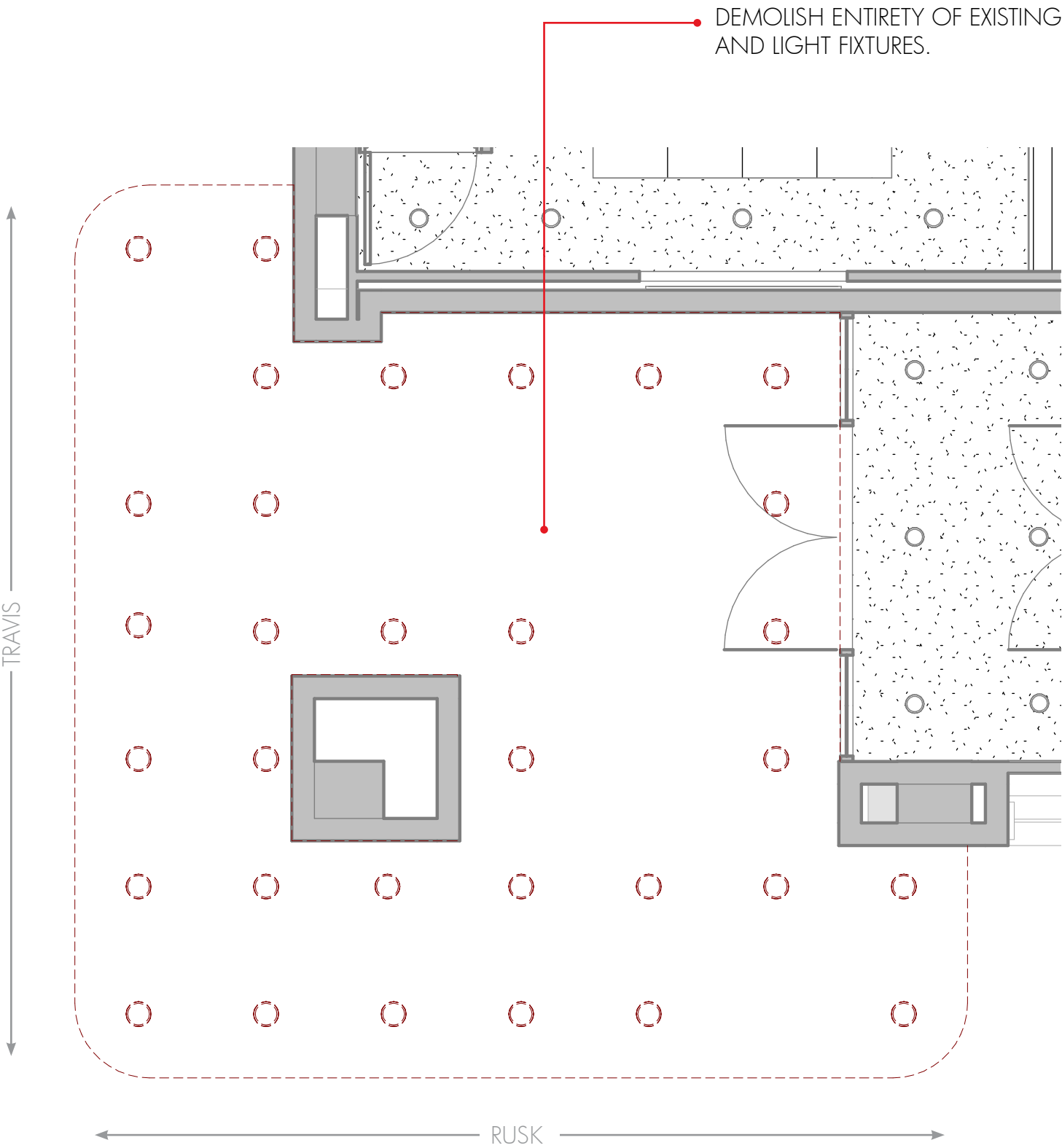
1/2" THICK STEEL LETTERING WITH AN OIL
RUBBED BRONZE FINISH, PIN MOUNTED

FLAMED BLACK GRANITE PAVERS WITH
SAINT LAURENT MARBLE MOSIAC INLAY

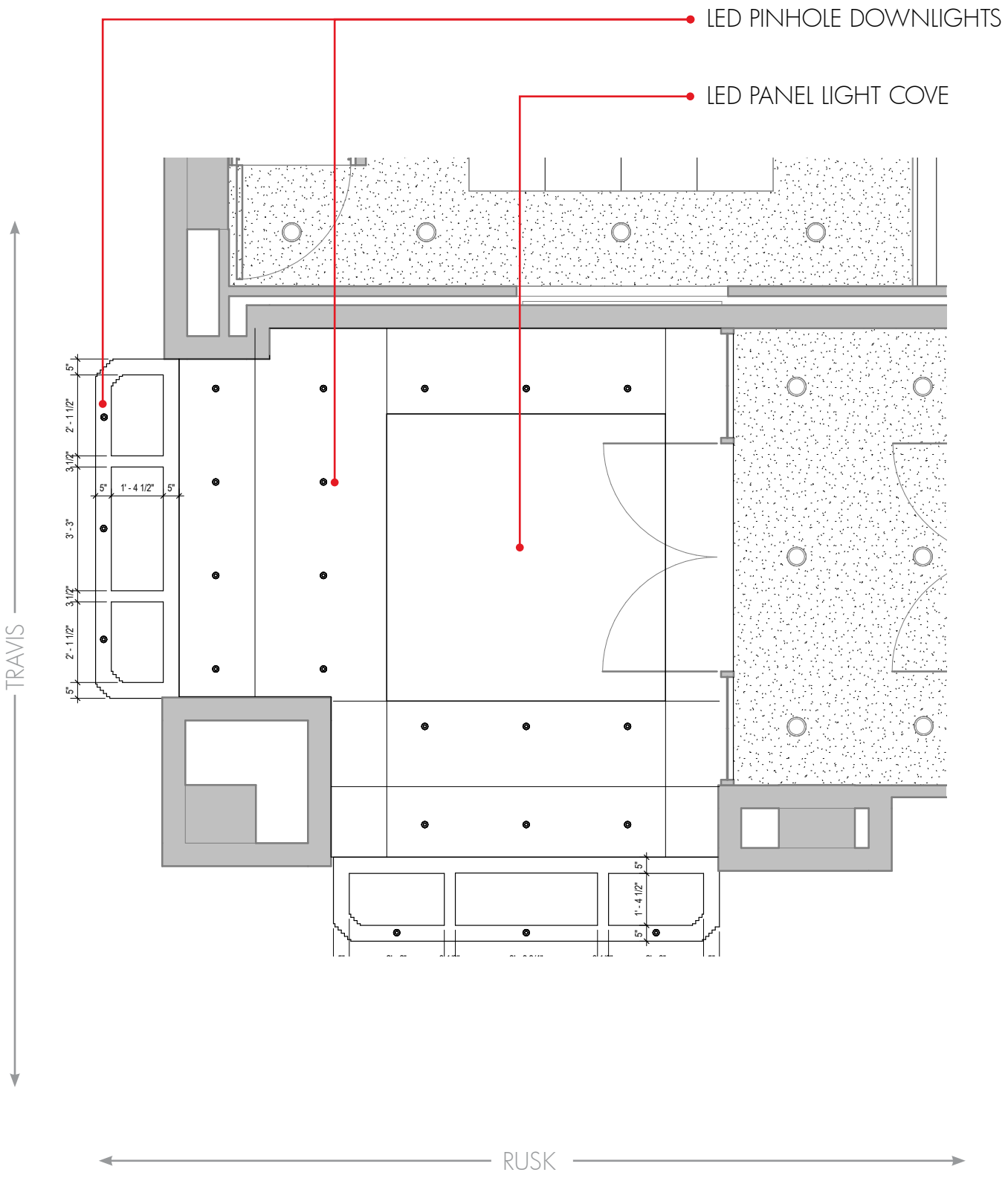
ANODIZED CHAMPAGNE METAL DOORS
MATCH CANOPY AND SOFFIT ABOVE

REFLECTED CEILING PLANS

PROPOSED CANOPY REDESIGN

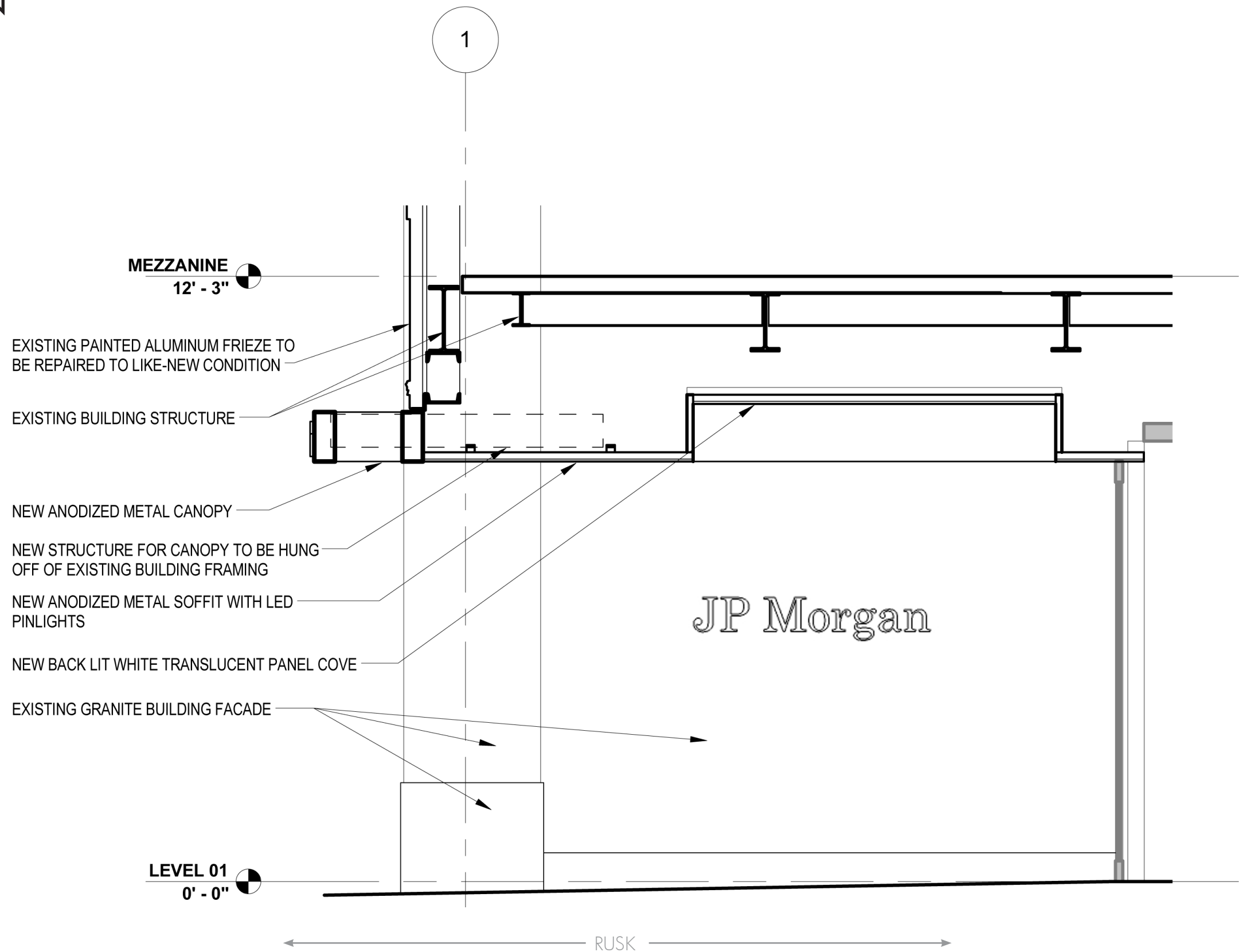


DEMOLITION REFLECTED CEILING PLAN



REFLECTED CEILING PLAN

CANOPY SECTION
PROPOSED CANOPY REDESIGN



SECTION

ELEVATIONS
PROPOSED CANOPY REDESIGN



TRAVIS ELEVATION



RUSK ELEVATION

ZIEGLER COOPER

700 LOUISIANA STREET, SUITE 350, HOUSTON, TEXAS 77002